

**Bailey Close, Horsham, RH12 5QR**  
**Asking Price £495,000**  
**Council Tax Band: D**

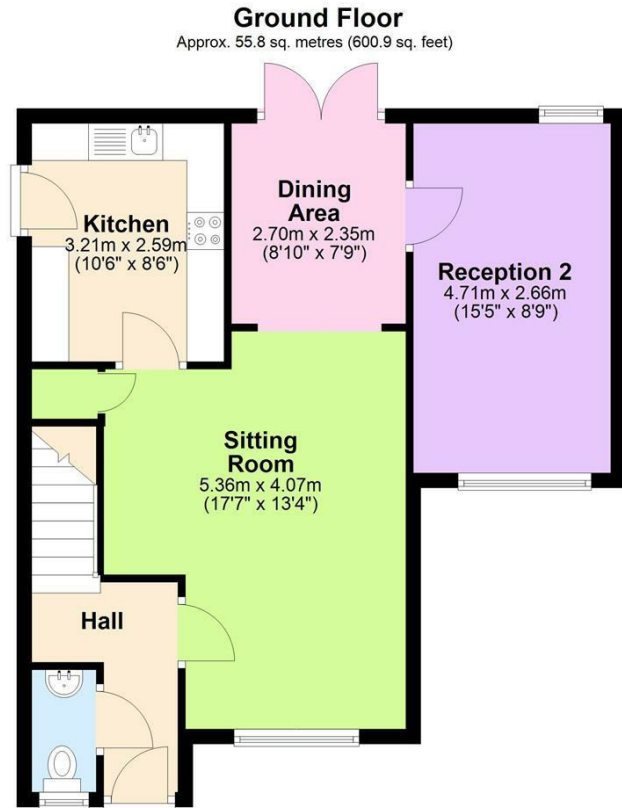


**LOCATION**

We are delighted to bring to the market this deceptively spacious three-bedroom link detached property in North Horsham. Located in a quiet cul-de-sac, its position affords easy access to the A264, A24 and M23. Bohunt secondary school and Holbrook primary school are within easy walking distance and the Coltsfoot Drive parade of shops and Littlehaven station are both within one mile of the property or just over a 15 minute walk.

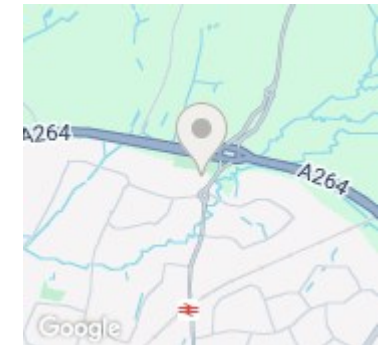


**Open House Horsham**



Total area: approx. 97.1 sq. metres (1045.2 sq. feet)

**Bailey Close**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	